




Raymond
Potterton

40 Rockfield Road Kells Co. Meath A82 D7E2

€265,000


BER C1




Spacious 4/5 bedroom semi-detached residence located close to Kells Town Centre. This elegant and spacious property of c. 1200sq/ft. is ideal for 1st time buyers and investors alike.

40 Rockfield Road Kells Co. Meath A82 D7E2

 1200.00 sq ft

 5 Bedrooms

 2 Bathrooms

INSTRUCTION

The property boasts many features such as spacious living accommodation, large front driveway and fully landscaped no maintenance garden with rear access.

The property is situated in a sought after area only 1.2km from Kells.

The location is second to none as all local amenities are in walking distance such as schools, shops and transport links.

Walking distance to all the amenities in Kells and a 2 minute drive to the M3 Motorway.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, reception room, 5 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

Number 40 is sure to attract a lot of interest and early viewing is advised

FEATURES

- Oil fired central heating
- Sought after location
- Close to local amenities and schools
- Ready to go
- Spacious family home





FIXTURES & FITTINGS

All curtains, blinds, flooring and light fittings are included in the sale.



ACCOMMODATION

Entrance Hall

With wooden flooring.

Lounge

4.51 x 3.61

With wooden flooring and an open fire.

Kitchen

2.34 x 3.32

With tiled flooring, built in wall and floor units, electric hob, and an oven.

Dining Room

3.33 x 3.43

With tiled flooring.

Reception Room

3.47 x 3.38

With wooden flooring.

Bedroom 1 / Multipurpose Room

2.37 x 3.36

With Wooden flooring.

Ensuite

1.77 x 1.08

With tiled flooring, heated towel rack, shower, w.h.b and w.c.

Landing

With wooden floors.

Bedroom 2

3.93 x 3.67

With Wooden flooring and built in wardrobes.

Bedroom 3

3.73 x 2.66

With Wooden flooring.

Bedroom 4

3.68 x 2.73

With carpet.

Bedroom 5

2.44 x 2.61

With Wooden flooring.

Bathroom

1.47 x 2.41

With tiled flooring, w.h.b, w.c and a shower.

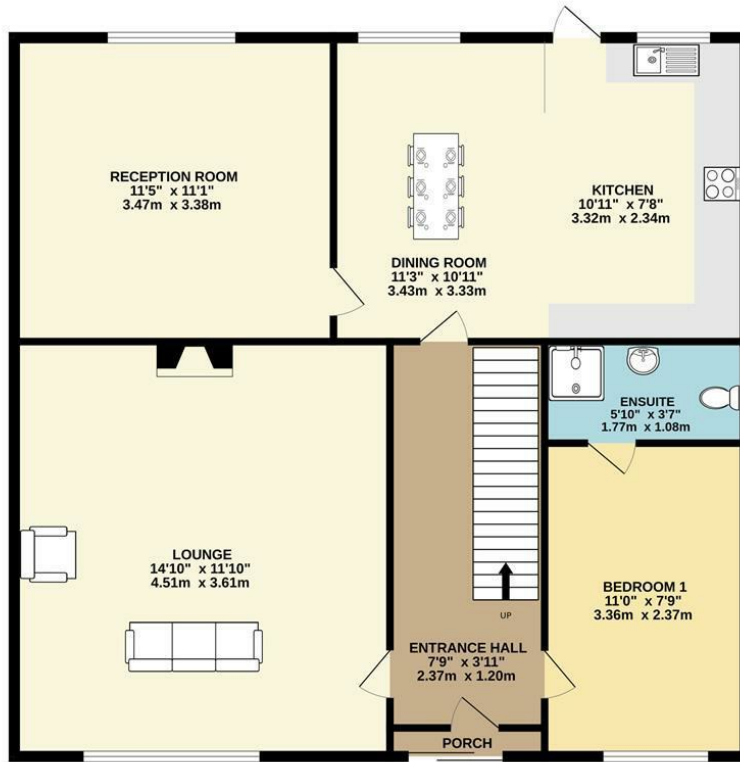
DIRECTIONS

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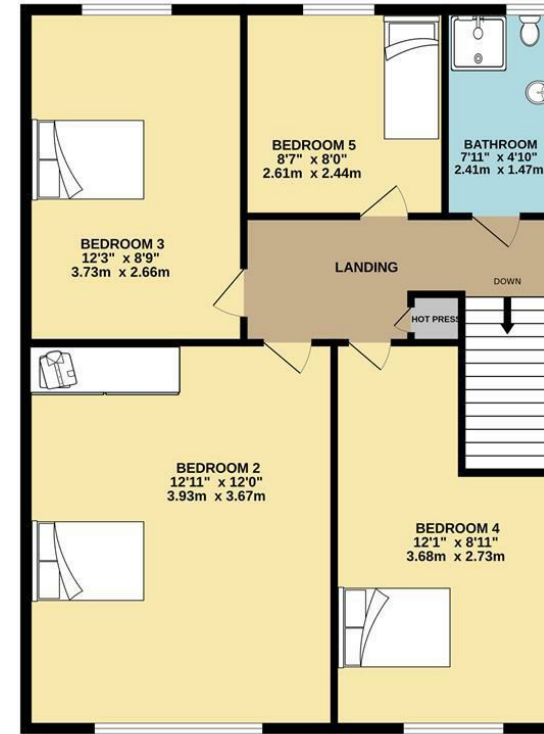


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1200sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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